



Venice of America

CITY OF
FORT LAUDERDALE

**AVIATION ADVISORY BOARD
FORT LAUDERDALE EXECUTIVE AIRPORT
ADMINISTRATIVE OFFICE - MULTIPURPOSE ROOM
6000 NW 21 AVENUE, FORT LAUDERDALE, FL
THURSDAY, JUNE 24, 2010 1:30 P.M.**

Board Members	Attendance	Cumulative Attendance 7/09 through 6/10	
		Present	Absent
Bunney Brenneman, Chair	P	8	0
Deborah VanValkenburgh, Vice Chair	P	8	0
Lee Alexander	P	7	1
Gloria Brown	A	3	4
Linda Iversen	P	7	1
Jackie Kaht	A	5	3
Bruce Larkin	P	7	1
Stephen Stella	P	4	1
Pamela Bushnell, Commissioner, City of Tamarac [non-voting]	P	5	2
Jeff Helyer, City of Oakland Park [non- voting]	P	1	0

Airport/City Staff

Clara Bennett, Airport Manager
Florence Straugh, Noise Abatement Officer
Rufus A. James, Airport Operations Supervisor
Fernando Blanco, Airport Engineer
Victoria Minard, Assistant City Attorney
Leslie Carhart, Administrative Assistant II
Sharon Dreesen, Administrative Aide
Jim Koeth, Principal Planner, Planning and Zoning Department
Cate McCaffrey, Director, Business Enterprises Department
J. Opperee, Recording Secretary, Prototype Services

Communications to the City Commission

None

Call to Order

Chair Brenneman called the meeting to order at 1:30 p.m.



1. Approve Minutes of May 2010 Meeting

Mr. Larkin noted a correction to the minutes.

Motion made by Ms. Iversen, seconded by Ms. VanValkenburgh, to approve the minutes of the Board's May 2010 meeting as amended. In a voice vote, motion passed unanimously.

2. City of Fort Lauderdale/Executive Airport/Stadium(s) and Vicinity Land Use Amendment

Ms. Bennett stated there had been developments regarding the stadium property at the Airport. She reminded the Board that this property was part of the original property deeded to the City in 1947 that had certain deed restrictions. During negotiations with the Orioles, they had realized that the FAA expected the land use and zoning of the property would never change from airport. This was a mistake that had been perpetuated in land use and comprehensive plan amendments.

Ms. Bennett stated the Planning and Zoning Department and the City Attorney's office had devised a process to address this issue and to comply with the FAA mandate by changing the open space land use to the transportation and use and by changing the General Aviation/Airport zoning to allow recreational uses.

Ms. Bennett reported the City had been approached by a developer to discuss building a water park and lodging on the property. They also proposed soccer fields for the southern portion of property along Commercial Boulevard and Northwest 10th Terrace. This property currently has employment center land use designation, which has certain limitations that must be addressed.

Ms. Bennett said Planning and Zoning staff had drafted a proposed LU Amendment and Text Amendment as outlined in the background material. Mr. Jim Koeth, Principal Planner, from the City's Planning and Zoning Department, requested approval of a proposed comprehensive plan land use map amendment and a text amendment. Mr. Koeth drew the Board's attention to an aerial photo, pointed out the parcel whose land use designation they desired to change to transportation, and explained that the property would enjoy the same permitted uses as the 60-acre parcel. Mr. Koeth said the text amendment they recommended did not currently permit lodging uses but the County's comprehensive plan, with which they were mandated to be consistent, did allow lodging uses. The text amendment would make the City's permitted uses section of the local comprehensive plan consistent with the County's, and therefore allowing lodging on the property.

Mr. Koeth said the 60+ acres had already been approved by the Planning and Zoning Board and this parcel would also go before that board for approval.

Mr. Koeth informed Chair Brenneman that the Parks and Recreation Advisory Board had unanimously voted to support this request.

Mr. Jim Blosser, Blosser and Sayfie, stated he was representing the developer regarding the water park project. He agreed that what the City proposed would accommodate his client's desired uses for the facility. He said the area where the Oriole ballpark was located would become the water park; Lockhart Stadium would stay the same, with improvements to incorporate it with the water park theme, and there would be soccer and other sports facilities at the south end of the property. Mr. Blosser said existing arrangements with local schools and FAU would continue, making this a more frequently used facility that they hoped would generate revenue.

Mr. Blosser said his client was proposing fair market value, as the FAA required; the fair market value was subject to negotiation and independent appraisals. Mr. Blosser said the water park would generate 280 full-time jobs and 1,500 part-time jobs.

Chair Brenneman asked Mr. Blosser's assurance that his client would pay the fair market rent on the property. Mr. Blosser stated his client currently operated a similar water park facility in Galveston Texas on airport property and had a "very, very, very satisfactory, happy relationship with the FAA and the city of Galveston." He reported the fair market value condition applied to the Galveston property as well.

Mr. Helyer asked if traffic studies had been conducted. Mr. Blosser said they had not, but he believed this would be part of the process. He stated the existing venue had a "peak" impact due to the nature of its use. With a water park, the impact would be spread over the entire day.

Commissioner Bushnell asked about the lodging component. Mr. Blosser said this would be scattered in pods throughout the park to accommodate sports teams, corporate event attendees, etc. There would be 150–200 units in a tree house concept, and most would be configured in a "U" around the perimeter of the north portion of the property.

Ms. Cate McCaffrey, Director, Business Enterprises, explained that when this had been presented to the FAA with three other uses, the FAA had determined that the three other uses did not meet the fair market value community use exception stated in those proposals, but they would consider the water park, based on the statement relative to fair market value.

Ms. Bennett said the developer's proposal to meet the fair market value requirement was the basis of the FAA's indicating this might be an acceptable use. She said the FAA had also looked at the length of the agreement. The FAA had agreed that this could be a 20-year lease with subsequent options to a 40-year term, to be reviewed every 5 years.

Mr. Blosser stated the morning after this had been announced in the paper, Congressman Alcee Hastings had phoned him to offer his support with the FAA.

Staff Recommendation

The staff recommends that the City transmit a Fort Lauderdale Comprehensive Plan Land Use Map and a Text Amendment to Broward County and the Florida Department of Community Affairs in order to amend Employment Center to Transportation LU designation and to amend text within the Transportation LU permitted uses section in order to comport with the surplus property deed restrictions and to allow for public airport purposes.

Motion made by Ms. Iversen, seconded by Mr. Alexander, to approve staff's recommendation. In a voice vote, motion passed unanimously.

Chair Brenneman thanked Ms. Dreesen for sending the Board the colorized version of the Airport diagram that was much easier to understand.

UPDATE ITEMS

A. Noise Compatibility Program

PASSUR and Noise Monitor Update

Ms. Straugh reported the modem for the PASSUR data feed that provided flight tracks to the monitoring system was experiencing technical difficulties from June 10 to June 15, 2010. She said the system was still collecting information during this time, which was downloaded into ANOMS.

Ms. Straugh stated Noise Monitor #2 had experienced multiple problems resulting in noise data loss for June 1 & 2, 2010. She informed the Board that they had determined that a telephone line interface box was broken. There had also been a disruption in the electrical power that caused the analyzer to show abnormal operations. Ms. Straugh reported that when the analyzer was reset, the data was lost for the two-day period.

Nighttime and I-95 Turn

For events over 80 dB in May 2010, there was one (1) noise event at night between 10:00 p.m. and 7:00 a.m., which was a stage-two jet, air ambulance flight. There were six (6) nighttime straight-out departures that were stage-3 aircraft.

For the I-95 Turn in May 2010, fifty-two (52) jets flew the Turn at night (between 11:00 p.m. and 7:00 a.m.) and seven (7) of those jets were stage-two aircraft.

Noise Abatement Program Statistics

Noise abatement program statistics for May 2010 were included in the Board's packet.

B. Development and Construction

Airport Projects In Development

Taxiway Bravo Pavement Rehabilitation Project #11134

Mr. James reported the Taxiway Bravo project was near completion. He anticipated that all work would be completed by the end of the month.

FltPlan.com Pilots' Choice Awards

Mr. James stated FltPlan.com had recently conducted an online survey of their registered users to determine their choices for the top service providers in the industry. He reported that FXE had been included in three of top rankings. Banyan Air Service had been ranked as the #1 U.S. FBO for the Southeast Region and the #2 U.S. FBO nationwide. Mr. James said the Airport's Customs and Border Protection facility had been ranked #5 out of the Top 10 Customs facilities in the nation.

C. Arrearages

Ms. Bennett reported that Fort Lauderdale Crown Center, Lots 29, 30, 34, 35 was in arrears. Performance Trading had been in arrears but had caught up. There were no fuel flowage arrearages to report for the month of May 2010.

D. Communications to the City Commission

Chair Brenneman referred to a memo from the City Clerk explaining the proper procedure for Communications to the City Commission. She stated all Board members would receive this via email.

E. FLL Update

Ms. Straugh stated the pilot mitigation program was under way and testing had begun on the first 32 units. She noted that none of these homes was in the City of Fort Lauderdale.

Other items and announcements

[This item was heard out of order]

Chair Brenneman announced that Banyan Air had received a humanitarian award from Twin Commander for its Haitian relief efforts after the earthquake. Mr. Don Campion, Banyan Air Service, said it had surprised him how general aviation had

"stepped up" to volunteer planes and crews for earthquake relief. He was proud to have been part of the relief effort.

Chair Brenneman announced that Ms. VanValkenburgh was resigning from the Board. Chair Brenneman presented her with a plaque of appreciation from the City for her service on the Board.

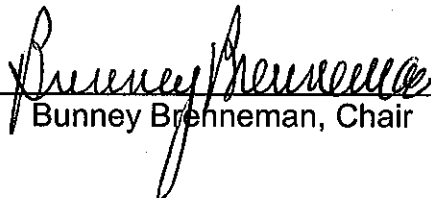
Ms. Iversen asked Mr. Clarence Jackson, from Congressman Alcee Hastings' office, if the Congressman could offer the Airport help in dealing with the FAA to extend the use of the I-95 turn. Ms. Bennett said staff had prepared a response to the FAA's previous denial of the request. She agreed to share this information with their congressional delegation and enlist their support.

Mr. Helyer was aware of a noise abatement bill that was being discussed in Congress and asked that they add a request for their congressional delegation to support this as well. Ms. Bennett explained that there were two version of a bill to phase out stage-2 aircraft. She agreed to forward information to their congressional representatives and Board members.

Mr. Helyer complimented Ms. Bennett and Airport staff for the wonderful orientation program he had recently completed.

There being no further business before the Board, the meeting adjourned at 2:25 p.m.

- Next scheduled meeting date: Thursday – July 22, 2010 – 1:30 PM


Bunney Brenneman, Chair

PLEASE NOTE:

If any persons decide to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.